



Ffordd Thomas Gee, Denbigh LL16 3JU

£285,000

Monopoly Buy Sell Rent is pleased to offer for sale this well-presented three-bedroom detached home, ideally situated in a quiet cul-de-sac within a sought-after residential area of lower Denbigh. This spacious property offers versatile living with a lounge, dining room, and a bright sunroom that opens onto a private and enclosed rear garden—perfect for relaxing or entertaining. Additional benefits include an integral garage, driveway parking, and proximity to excellent local schools. Offered as a freehold property and falling under Council Tax Band D, this home presents an ideal opportunity for families or those seeking a peaceful yet convenient location.

- Three Bedroom Detached House
- Lounge, Dining Room & Sunroom
- Garage and Driveway Parking
- Freehold Property
- Located in Quiet Cul De Sac
- Enclosed & Private Rear Garden
- Close to Excellent Schools
- Council Tax Band D



Entrance Hall

Inviting entrance hall with a composite front door, ash wood-effect laminate flooring, coved ceiling, lighting, and doors access the WC and lounge.

Lounge

A welcoming reception room with ash wood effect laminate flooring, coved ceiling, and a front-facing double-glazed window. Includes a feature wall with space to mount a TV, radiator, and open access to the dining area. Door to kitchen and staircase leads up to the first floor.

Dining Room

Laid with matching flooring from the lounge, this space comfortably accommodates a dining table and benefits from a radiator and coved ceiling. Sliding patio doors lead to the sunroom.

Sunroom

A bright and relaxing space with laminate wood flooring, underfloor heating, uPVC double-glazed windows, French doors to the rear garden, skylight, downlights, and power sockets. Finished with a solid roof for year-round use.

Kitchen

Stylish and modern, the kitchen is fitted with a range of high gloss grey units, white worktops, a black composite sink with mixer tap, and contemporary tiled splashbacks. Includes an electric oven, gas hob, extractor fan, integrated dishwasher, and a storage cupboard beneath the stairs. Porcelain tiled flooring adds a sleek finish and a uPVC double glazed window overlooks the rear garden.

Utility Room

Practical room with porcelain tiled flooring, features a worktop with space below for a washing machine and dryer, room for a tall fridge freezer, and access to the garage. Wall-mounted Worcester boiler, a uPVC double-glazed window and a composite door to the rear garden.

Downstairs WC

Fitted with a low flush WC and hand wash basin with a dado rail and privacy glazed window.

Landing

Carpeted in light grey, with a side-facing window bringing in natural light. Includes a storage cupboard with shelving and loft access hatch. Doors lead to all bedrooms and the bathroom.

Master Bedroom

A generous double room with fitted wardrobes featuring glass sliding doors, carpeted flooring, radiator, and a large double-glazed window boasting stunning views of the Clwydian hills.

Bedroom 2

Double bedroom with carpeted floor, radiator, and a double-glazed window to the rear offering views over the school playing fields. Space for storage cupboards.



Bedroom 3

A single bedroom with laminate wood-effect flooring, radiator, and a double-glazed window with front-facing views towards the Clwydian hills.

Bathroom

Contemporary white three-piece suite including a deep bath with thermostatic shower and glass screen, pedestal sink, and low flush WC with tiled effect vinyl flooring, chrome heated towel rail, and a privacy double glazed window overlooks the rear.

Garage

A single attached garage with up-and-over door, equipped with power and lighting with a pedestrian door leading into the utility room—ideal for storage or secure parking.

Front Garden

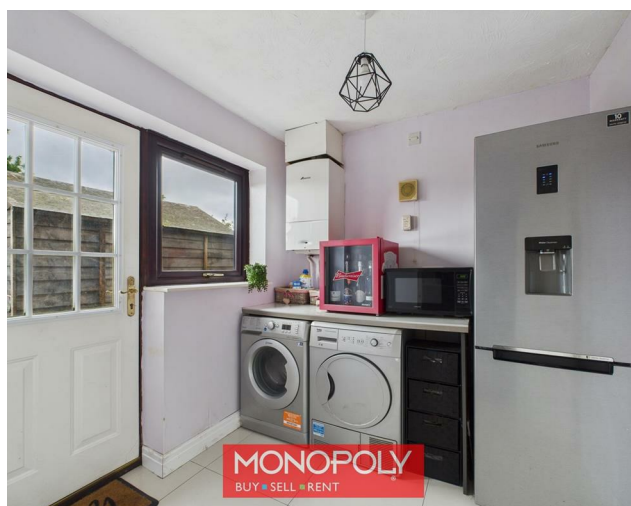
Tarmac driveway with parking for four vehicles, a neat lawned area, and side access to the rear garden via a timber gate.

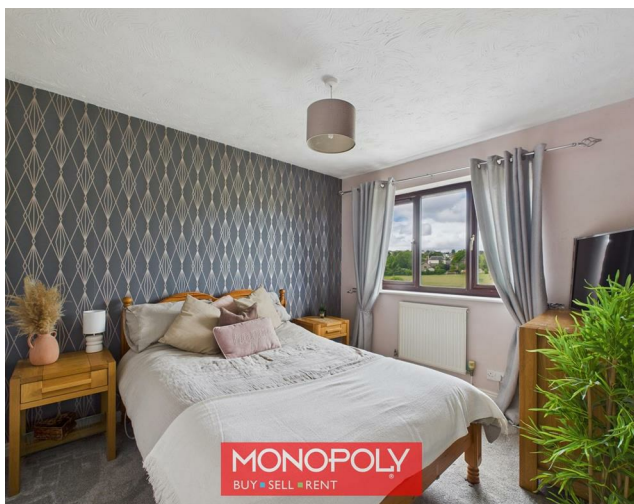
Rear Garden

Enclosed and west-facing for afternoon sun, this private garden features lawned sections, paved and raised patio areas, a timber shed, and panel fencing—ideal for outdoor relaxation and entertaining. Not overlooked.

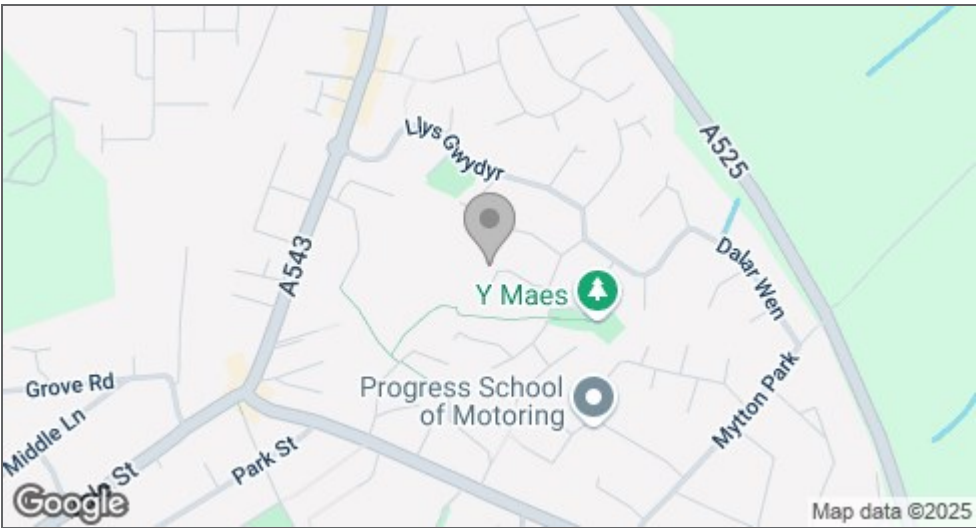












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

